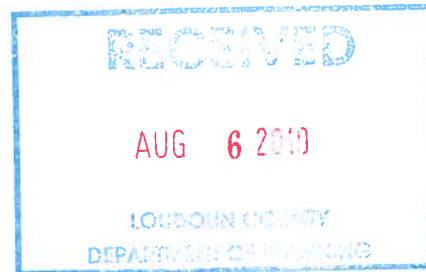


Jeffrey A. Nein, AICP
Senior Land Use Planner
T: (703) 456-8103
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BY HAND DELIVERY

August 6, 2010

Stephen Gardner
Project Manager
Department of Planning
1 Harrison St., S.E., 3rd Floor
Leesburg, Virginia 20177



RE: ZMOD 2008-0010, Ashburn Village Shopping Center Comprehensive Sign Plan

Dear Stephen:

As you requested, enclosed are three copies of the Sign Plan, revised as of August 4th, which has been revised to incorporate the Planning Commission's July 14th recommendations, as you reported in your July 29th email to Brian Downie and me. Specifically, the Sign Plan has been revised as follows:

1. In-Line Tenants (Exhibit 2B): Maintain maximum of 2 signs and 100 sq.ft. aggregate sign area per tenant. A second sign, limited to the tenant's logo, may be permitted on the façade, provided the linear frontage of the storefront is greater than 35 feet.
2. Endcap Tenants (Exhibit 2C): Maintain maximum of 3 signs and 100 sq.ft. aggregate sign area per tenant. A second sign, limited to the tenant's logo, may be permitted on the façade, provided the linear frontage of the storefront is greater than 35 feet.
3. Restaurants (Exhibit 3A) and Freestanding Building – Single Tenant (Exhibit 4A): Maintain the 3 sign maximum; 1 sign may be freestanding. Aggregate sign area for building and freestanding signs reduced to total of 100 sq.ft. Only one side of a double-sided freestanding sign shall be counted towards the aggregate sign area.
4. Real Estate – Commercial For Sale/Lease Sign – Retail or Office (Exhibit 8A): Total number of signs reduced to 3. Only 1 sign may be permitted along any single public right-of-way frontage at any time.

Also enclosed are three copies of revised Conditions of Approval (dated August 6, 2010) that are acceptable to the Applicant.

Electronic versions of the revised Sign Plan and the Conditions of Approval will be forwarded to you.

Please let us know how many copies of the Sign Plan you will need for the September 13th Board of Supervisors public hearing and the date you will need them.



Stephen Gardner
August 6, 2010
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Thank you for your assistance. Please do not hesitate to contact me if you have any questions.

Very truly yours,

Cooley LLP

A handwritten signature in black ink, appearing to be "Jeffrey A. Nein", written over the printed name.

Jeffrey A. Nein, AICP
Senior Land Use Planner

Enclosures

cc: Brian Downie, Vice President, Saul Centers, Inc.
Jeff Peak, General Manager, Ashburn Village Community Association (w/encl)

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